

Zoning Report

Site Information

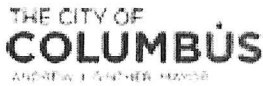
Address	399 E LIVINGSTON AVE, COLUMBUS, OH
Mailing Address	501 W SCHROCK RD STE 100 WESTERVILLE OH 43081-8037
Owner	EDUCATION FIRST CREDIT UNION INC
Parcel Number	010001489
In Columbus?	Yes
County	FRANKLIN

Zoning Information

Zoning	ORIG, Commercial, C4, 2/27/1928, H-35
Historic District	German Village
Short North Special Parking Area	Out
Council Variance	None
Board of Zoning Adjustment (BZA) Variance	None
Commercial Overlay	None
Planning Overlay	None
Graphics Variance	None
Area Commission	None
Historic Site	No
Flood Zone	Out
Airport Overlay Environs	None

Pending Zoning Action

Zoning	None
Board of Zoning Adjustment (BZA) Variance	None
Council Variance	None
Graphics Variance	None



DEPARTMENT OF BUILDING
AND ZONING SERVICES

Graphics Commission Application

757 Carolyn Avenue, Columbus, Ohio 43224
Phone: 614-645-7433 • www.bzs.columbus.gov

OFFICE USE ONLY

Application Number: GC17-027 Date Received: 9/25/17
Application Accepted by: D. Reiss Fee: \$1,900.00
Commission/Civic: German Village
Existing Zoning: C-4
Comments: 12/19/17

TYPE(S) OF ACTION REQUESTED (Check all that apply):

☐ Variance ☒ Graphics Plan ☐ Special Permit ☐ Miscellaneous Graphic

Indicate what the proposal is and list applicable code sections. State what it is you are requesting.

A graphics plan is being requested to permit two (2) freestanding signs and one projecting sign to identify the buildings tenants.

LOCATION

Certified Address: 399 E. Livingston Ave. City: Columbus, Ohio Zip: 43215

Parcel Number(s): 010-001489

APPLICANT

Applicant Name: Northstar Realty Phone Number: 614-454-5000 Ext.: _____

Address: 150 E. Broad St., 3rd Flr City/State: Columbus, Ohio Zip: 43215

Email Address: tbrigdon@nsrealty.com Fax Number: 614-454-4000

PROPERTY OWNER(S) ☐ Check here if listing additional property owners on a separate page

Name: Education First Credit Union Phone Number: 614-212-5058 Ext.: _____

Address: 501 W. Schrock Rd. City/State: Westerville, Ohio Zip: 43081

Email Address: _____ Fax Number: _____

ATTORNEY / AGENT (Check one): ☒ Attorney ☐ Agent

Name: Jackson B. Reynolds III, c/o Smith & Hale LLC Phone Number: 614-221-4255 Ext.: _____

Address: 37 W. Broad St., Suite #460 City/State: Columbus, OH Zip: 43215

Email Address: jreynolds@smithandhale.com Fax Number: 614-221-4409

SIGNATURES (All signatures must be provided and signed in blue ink)

APPLICANT SIGNATURE BY: Jackson B. Reynolds III

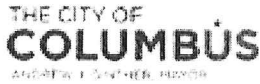
PROPERTY OWNER SIGNATURE By: Jackson B. Reynolds III

ATTORNEY / AGENT SIGNATURE Jackson B. Reynolds III

PLEASE NOTE: Incomplete information will result in the rejection of this submittal.

Applications must be submitted by appointment. Call 614-645-4522 to schedule.

Please make checks payable to the Columbus City Treasurer



DEPARTMENT OF BUILDING
AND ZONING SERVICES

Graphics Commission Application

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Phone: 614-645-7433 • www.bzs.columbus.gov

AFFIDAVIT

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Jackson B. Reynolds III

of (1) MAILING ADDRESS 37 W. Broad St., Suite 460, Columbus, OH 43215

deposes and states that (he/she) is the applicant, agent, or duly authorized attorney for same and the following is a list of the name(s) and mailing address(es) of all the owners of record of the property located at

(2) per CERTIFIED ADDRESS FOR PROPERTY 399 E. Livingston Avenue.

for which application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services, on (3) _____

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME
AND MAILING ADDRESS

(4) Educational First Credit Union, Inc.

501 W. Schrock Road

Westerville, OH 43081

APPLICANT'S NAME AND PHONE #
(same as listed on front application)

Northstar Realty

614-454-5000

AREA COMMISSION OR CIVIC GROUP
AREA COMMISSION ZONING CHAIR
OR CONTACT PERSON AND ADDRESS

(5) German Village Area Commission

c/o Connie Torbeck

50 W. Gay st., 4th Flr., Columbus, OH 43215

and that the attached document (6) is a list of the **names** and **complete mailing addresses**, including **zip codes**, as shown on the **County Auditor's Current Tax List or the County Treasurer's Mailing List**, of all the **owners of record of property within 125 feet** of the exterior boundaries of the property for which the application was filed, **and** all of the owners of any property within 125 feet of the applicant's or owner's property in the event the applicant or the property owner owns the property contiguous to the subject property

(7) SIGNATURE OF AFFIANT

Sworn to before me and signed in my presence this 13th day of September, in the year 2017

(7) SIGNATURE OF NOTARY PUBLIC

My Commission Expires

Notary Seal Here



Natalie C. Timmons
Notary Public, State of Ohio
My Commission Expires 09-04-2020

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Please make checks payable to the Columbus City Treasurer

APPLICANT

OWNER

AREA COMMISSION

Northstar Realty
150 E. Broad St., 3rd Flr.
Columbus, OH 43215

Education First Credit Union, Inc
501 W. Schrock Road, Suite 100
Westerville, OH 43081

German Village Area Commission
c/o Connie Torbeck
50 W. Gay Street, 4th Flr
Columbus, OH 43215

SURROUNDING PROPERTY OWNERS

ATTORNEY

Andrew R Hanas
"Or current occupant"
9872 Camelot St.
Pickerington, OH 43147

Nationwide Children's Hospital
700 Childrens Dr.
Columbus, OH 43205

Jackson B. Reynolds, III
37 W. Broad Street
Suite #460
Columbus, OH 43215

Ball Alley Properties LLC
c/o Nathan R. Mellman
"Or current occupant"
750 Clinton Pl.
River Forest, ILL 60305

341 E. Livingston Ave LLC
"Or current occupant"
369 E. Livingston, Suite 100
Columbus, OH 43215

Livingston Lathrop Ltd.
"Or current occupant"
407 E. Livingston Ave.
Columbus, OH 43215

Grant II LLC
"Or current occupant"
341 E. Livingston Ave., #100
Columbus, OH 43215

David J Boylan & Kara H Herrnstein
"Or current occupant"
554 S. Grant St.
Columbus, OH 43206

Kirsten C Siegel
"Or current occupant"
378 Jackson St.
Columbus, OH 43026

Livingston 431 LLC
"Or current occupant"
536 S. Wall St., #300
Columbus, OH 43215

416 Jackson LLC
"Or current occupant"
169 E. Livingston Ave.
Columbus, OH 43215

Nichole M Reiss
"Or current occupant"
577 Lathrop St.
Columbus, OH 43206

Annastacia Filippidis
"Or current occupant"
557 Lathrop St.
Columbus, OH 43206

M&R Property Rentals LLC
"Or current occupant"
2775 Sherwood Road
Bexley, OH 43209

Timothy & Lori Hazzard
"Or current occupant"
567 Lathrop St.
Columbus, OH 43206

Edward J & Jo Ann Merkle
"Or current occupant"
360 Jackson St.
Columbus, OH 43206

Michael D & Ellen M Aiello
"Or current occupant"
372 Jackson St
Columbus, OH 43206

Heritage Investments of Ohio
"Or current occupant"
200 Caboose Lane
Dublin, OH 43015

Evin Harpur & Emily Schirack
"Or current occupant"
380 E. Jackson St
Columbus, OH 43206

M&R Property Rentals LLC
"Or current occupant"
495 S. High St.
Columbus, OH 43215

Sarah E Shuherk
"Or current occupant"
370 Jackson St
Columbus, OH 43206

399 East Livingston Avenue

William C Stewart & Celeste A Stewart
"Or current occupant"
601 W 115th St, Apt 43
New York, NY 10025

George J Ligas Jr & Ron E Waldron
"Or current occupant"
382 Jackson St
Columbus, OH 43206

William Stewart & Celeste Malvar- Ste
"Or current occupant"
546 S Grant Ave
Columbus, OH 43206

Craig L Geller
"Or current occupant"
520 N Kingsbury, #501
Chicago, ILL 60654

Susan K Meyer
"Or current occupant"
382 E Sycamore St
Columbus, OH 43206



DEPARTMENT OF BUILDING
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Phone: 614-645-7433 • www.bzs.columbus.gov

STATEMENT OF HARDSHIP

APPLICATION #

Any request for a Variance from this Graphics Code shall be heard and decided by the Graphics Commission as provided by the Graphics Code.

3382.05 Variance

- A. The Graphics Commission shall have the power, upon application, to grant a Variance from one (1) or more provisions of this Graphics Code. No Variance shall be granted unless the Commission finds that a hardship exists, based upon special physical conditions which:
1. Are due to exceptional shallowness, shape, topographic conditions or other extraordinary situations peculiar to the premises itself; or
 2. Differentiate the premises from other premises in the same zoning district and the general vicinity; or
 3. Prevent a reasonable return in service, use of income compared to other conforming premises in the same district; and
 4. Where the result of granting the Variance will not be injurious to neighboring properties and will not be contrary to the public interest or to the intent and purpose of the Graphics Code.
- B. In granting a Variance, the Graphics Commission may impose such requirements and conditions regarding the location, character, and other features of the *graphics* as the Commission deems necessary to carry out the intent and purpose of this Graphics Code and to otherwise safeguard public safety and welfare.
- C. Nothing in this Graphics Code shall be construed as authorizing the Commission to affect changes in the Zoning Map or to add to the uses permitted in any district.

List all sections of Code to be varied and explain your reasoning as to why this request should be granted.

PLEASE NOTE: It is the applicant's responsibility to identify all variances required for the project. If any necessary variances are not included, a new application (and applicable fees) will be required.

I have read the foregoing and believe my application for relief from the requirements of the Zoning Code contains the necessary hardship, will not adversely affect surrounding property owners and will comply with the variance(s) requested as detailed below (use separate page if needed or desired):

See attached sheet

Signature of Applicant

John B. Reynolds III

Date

9/18/17

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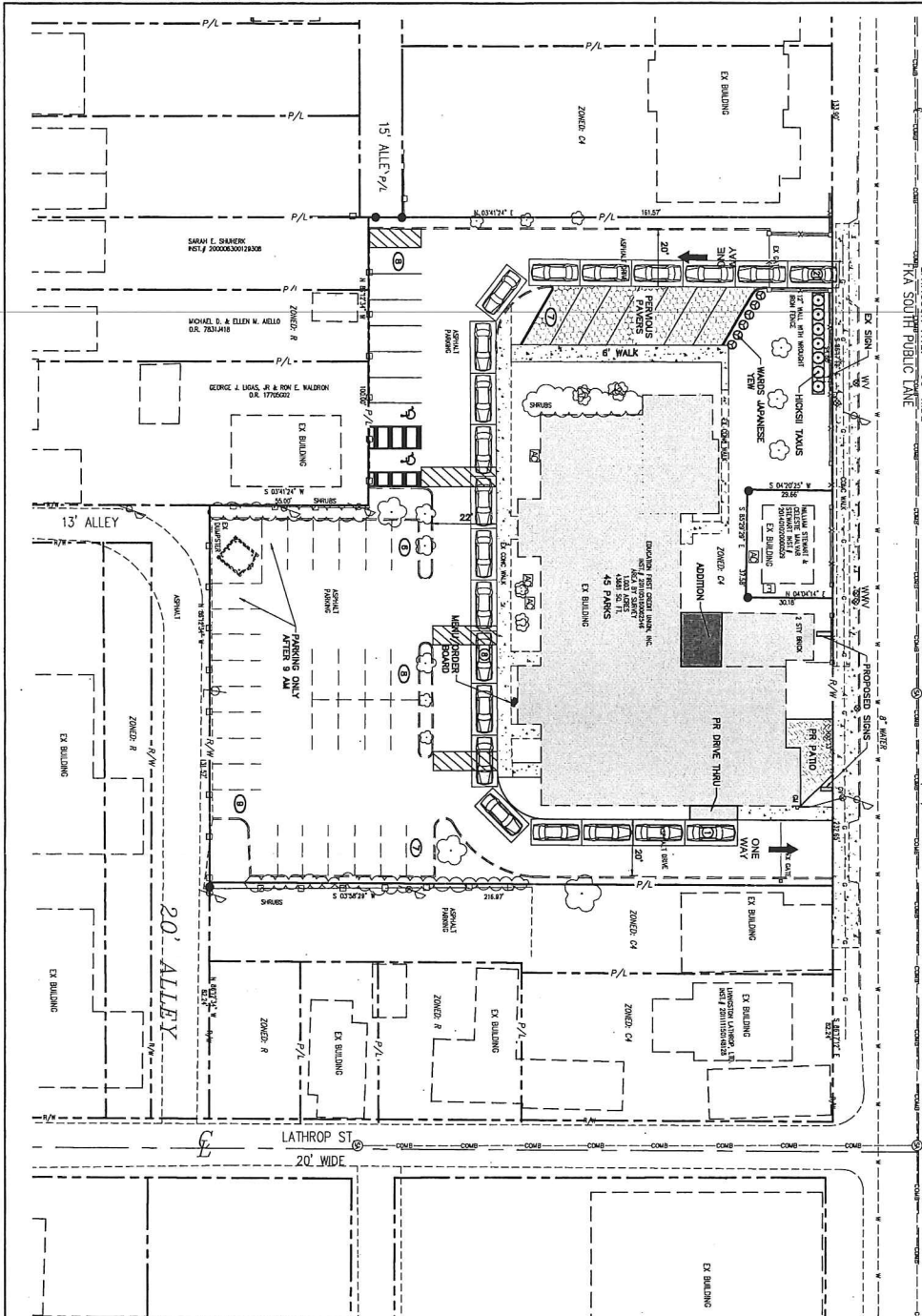
Please make checks payable to the Columbus City Treasurer

Graphics Plan
399 East Livingston Avenue
Northstar Realty

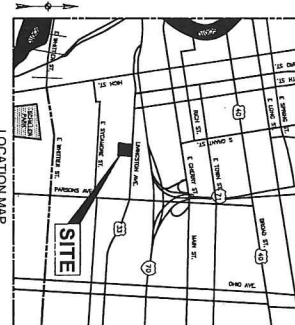
The request is to permit two (2) ground signs and one (1) projecting sign on the property. The property is within the German Village Commission Area where minimal signage is allowed. The existing building will house at least three (3) different businesses therefore the request for the three (3) sign locations along East Livingston Avenue. The attached site plan shows the sign location and the poles are also shown with a generic look as the poles maybe more ornate in style when installed. The size of the signage will meet code as contained in the Graphics Code. This Graphic Plan request contains a variance to CCC 3377.03(A) which limits each parcel to one free standing or projecting sign, or in this case an increase of two (2) signs on the parcel is being made by the owner/applicant

northstar-corpheadquarters-graphics-plan (nct)
9/15/17 S:Docs

Wiley InterScience (DOI: 10.1002/anie.201704830) • N150 • Lippert, Beckers, Lippert • LIPPERT/STONICAD/PLANELETTE PLAIN • Last printed 7/21/2017 2:51 PM



SITE DATA TABLE:	
TOTAL SITE AREA:	1.00 AC.
TOTAL DISTURBED AREA (incl. R/W):	0.07 AC.
PRE-DEVELOPED IMPERVIOUS AREA:	0.78 AC.
POST-DEVELOPED IMPERVIOUS AREA:	0.78 AC.
CRITICAL STORAGE:	N/A < 2000 SF NEW IMPERVIOUS



LOCATION MAP
NOT TO SCALE

ENGINEER
THE MANNIK & SMITH GROUP, INC.
1160 DUBLIN ROAD, SUITE 100
COLUMBUS, OHIO 43215
CONTACT: STEVEN E. FOX, PE
PHONE: 614-452-4628
EMAIL: SFOX@MANNIKSMITHGROUP.COM

DEVELOPER
NORTHSTAR REALTY, LLC
150 E BROAD ST
COLUMBUS, OH 43215
CONTACT: TOM BRIGDON
PHONE: 614-454-5400
EMAIL: TBRIGDON@NSREALTY.NET

SITE DATA

ADDRESS: 399 LYNKSTON AVENUE
PID: 010-001469
ZONING: C4 - COMMERCIAL

USE	SQUARE FOOTAGE	CALCULATION	SPACES REQUIRED
OFFICE	8,224 SF	1/450	19
RESTAURANT	2,656 SF	1/175	16
W/DRIVE THROUGH			
TOTAL	315 SF	1/150	3

SPACES REQUIRED = 38
SPACES PROVIDED = 45

PROJECT DESCRIPTION

THE SCOPE OF THIS PROJECT INVOLVES REMOVING 110 SF OF AN EXISTING BUILDING, ADDING A DRIVE THROUGH AND ADDITIONAL PARKING SPACES.

CONNECTION TO SANITARY SEWER CANNOT BE MADE WITHOUT OBTAINING A PERMIT FROM SEWER PERMIT OFFICE 910 DUBLIN RD 3RD FLOOR. 614-845-7490.

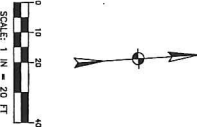
NOTE: THE PROPERTY LIES WITHIN ZONE X AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN WITH THE FEMA FLOOD INSURANCE RATE MAP #39048C0328K, effective on 06/17/2008

THE PROPOSED PROJECT WILL COMPLY WITH THE FOLLOWING SECTIONS OF COLUMBUS CITY CODE:

- 3312.21 LANDSCAPING AND SCREENING
- 3312.19 & 3321.03 LIGHTING
- 3312.39 STRIPING AND MARKING
- 3312.43 REQUIRED SURFACE FOR PARKING
- 3312.45 WHEEL STOP DEVICE
- 3321.05 VISION CLEARANCE

111

OHIO
Utilities Protection
SERVICE
811 or
1-800-362-2764
Call Before You Dig



SITE PLAN

CITY OF COLUMBUS, OHIO
SITE IMPROVEMENT PLAN
FOR
**399 LIVINGSTON
AVENUE**
COLUMBUS, OHIO

PREPARED FOR:

NORTHSTAR REALTY

150 EAST BROAD STREET, SUITE 100
COLUMBUS, OHIO 43215

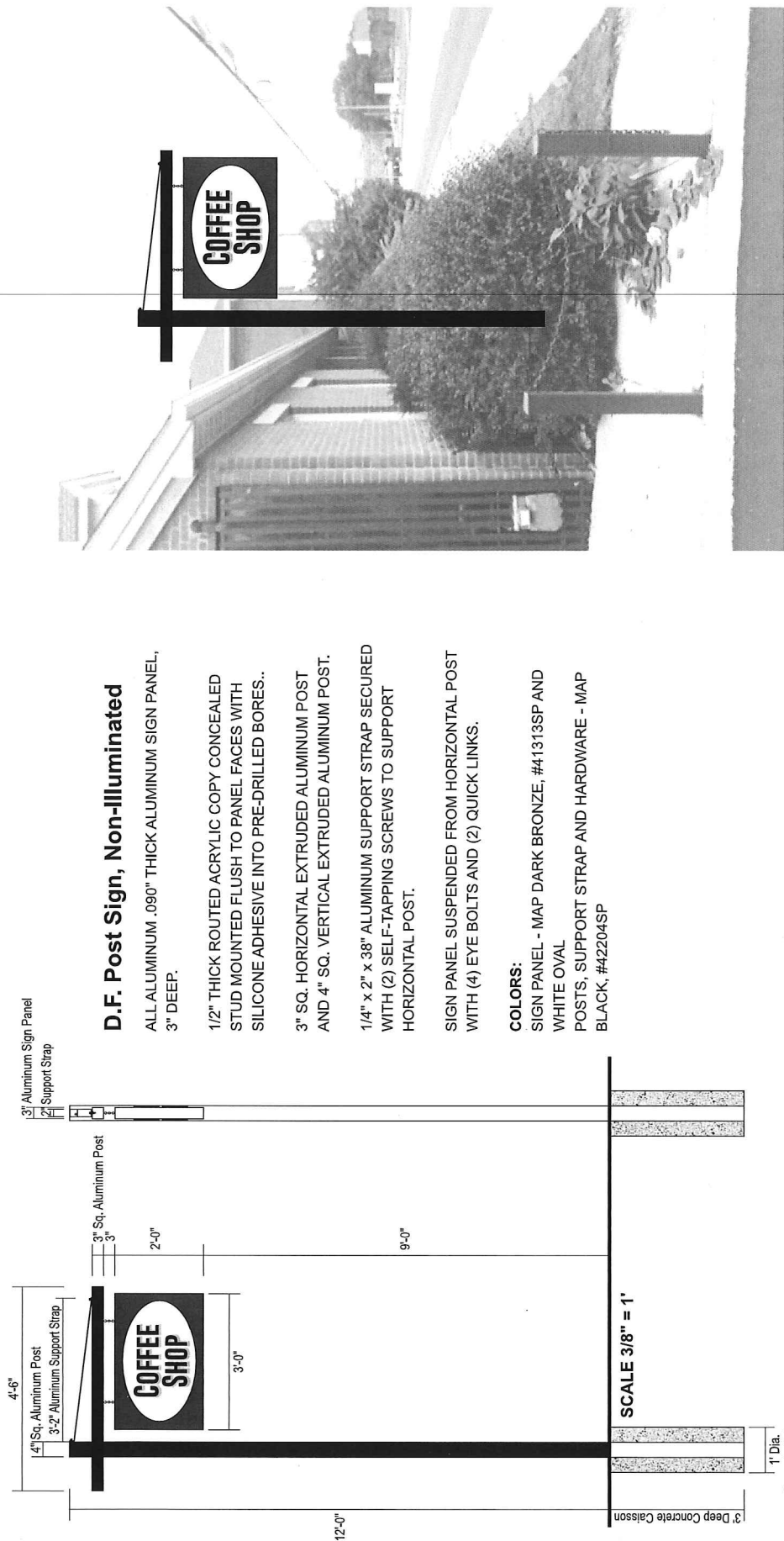


**Mannik
Smith
GROUP**
www.MannikSmithGroup.com

815 GRANDVIEW AVENUE
SUITE 650
COLUMBUS, OH 43215
TEL: 614.441.4222
FAX: 688.488.7340

PROJECT DATE: 07/03/17
PROJECT NO.: OP170406
DRAWN BY: MS
CHECKED BY: SA

E	NO.	DATE	BY	DESCRIPTION
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MS				
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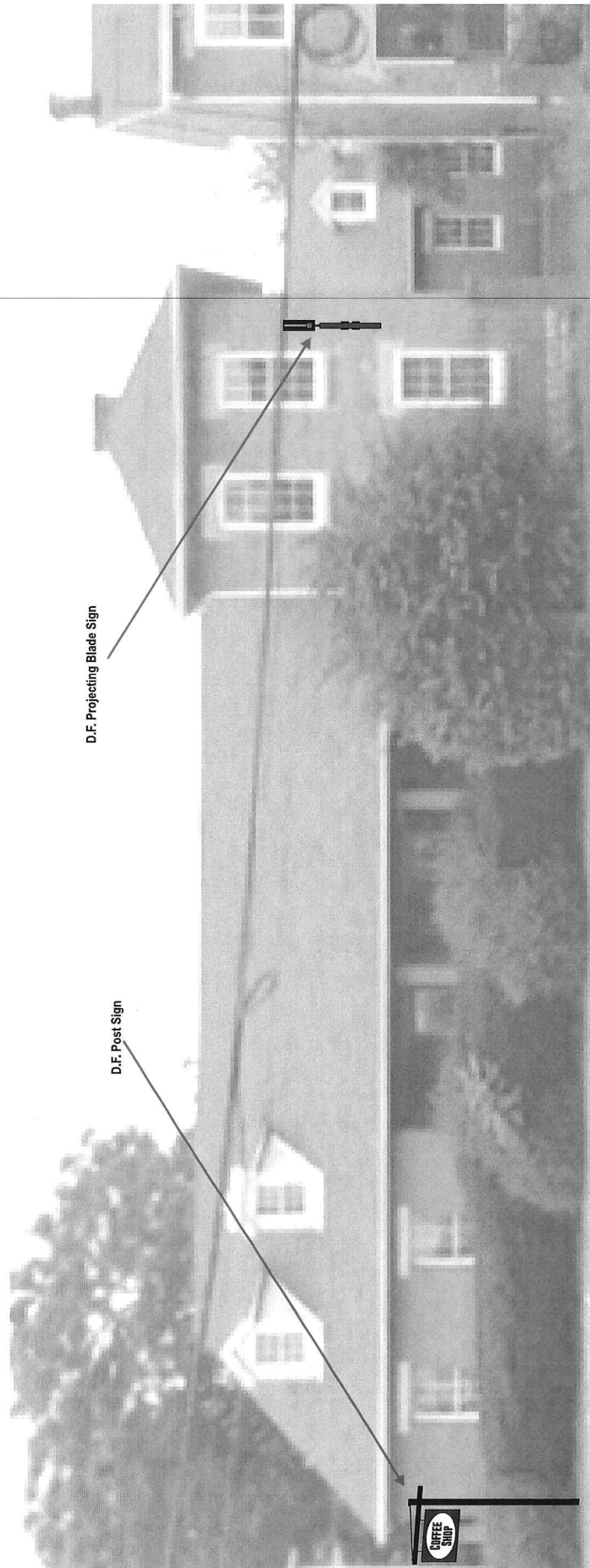


NOT TO SCALE

VERIFY ALL MEASUREMENTS AND DIMENSIONS PRIOR TO PRODUCTION

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 Design • Fabrication • Erection • Service		CLIENT APPROVAL _____ DATE _____ PRODUCTION ART REQUIRED _____ Colors on Printed Documents May Vary	
PROJECT NAME _____ LOCATION _____ CITY COLUMBUS STATE OHIO		REVISION _____ SALES BMS _____ DESIGN RAF _____ SIZE 14	
		DATE 8-23-17 SCALE Noted PROJECT# 17433	

ELEVATION



NOT TO SCALE

VERIFY ALL MEASUREMENTS AND DIMENSIONS PRIOR TO PRODUCTION

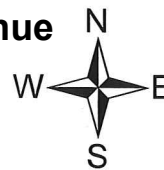
© COPYRIGHT 2016		SIGNCOM, INC. • 527 WEST RICH STREET • COLUMBUS, OHIO 43215 • TEL: 614-228-9999 • FAX: 614-228-4326 • info@signcominc.com	
 Signcom Design • Fabrication • Erection • Service	CLIENT APPROVAL _____	DATE _____	SALES <u>BMS</u>
	<input checked="" type="checkbox"/> PRODUCTION ART REQUIRED <small>Colors on Printed Documents May Vary</small>	PROJECT NAME <u>NORTHSTAR REALTY</u> LOCATION <u>399 E. LIVINGSTON</u> CITY <u>COLUMBUS</u> STATE <u>OHIO</u>	DESIGN <u>RAF</u> SIZE <u>14</u>
			DATE <u>8-23-17</u> SCALE <u>Noted</u> PROJECT# <u>17433</u>



City of Columbus Zoning Plat

399 East Livingston Avenue

GC17-027



ZONING NUMBER

The Zoning Number Contained on This Form
is Herein Certified to Obtain Zoning, Rezoning,
and Variances, and is NOT to be Used for
the Securing of Building & Utility Permits

Parcel ID: 010001489

Zoning Number: 399

Street Name: E LIVINGSTON AVE

Lot Number: N/A

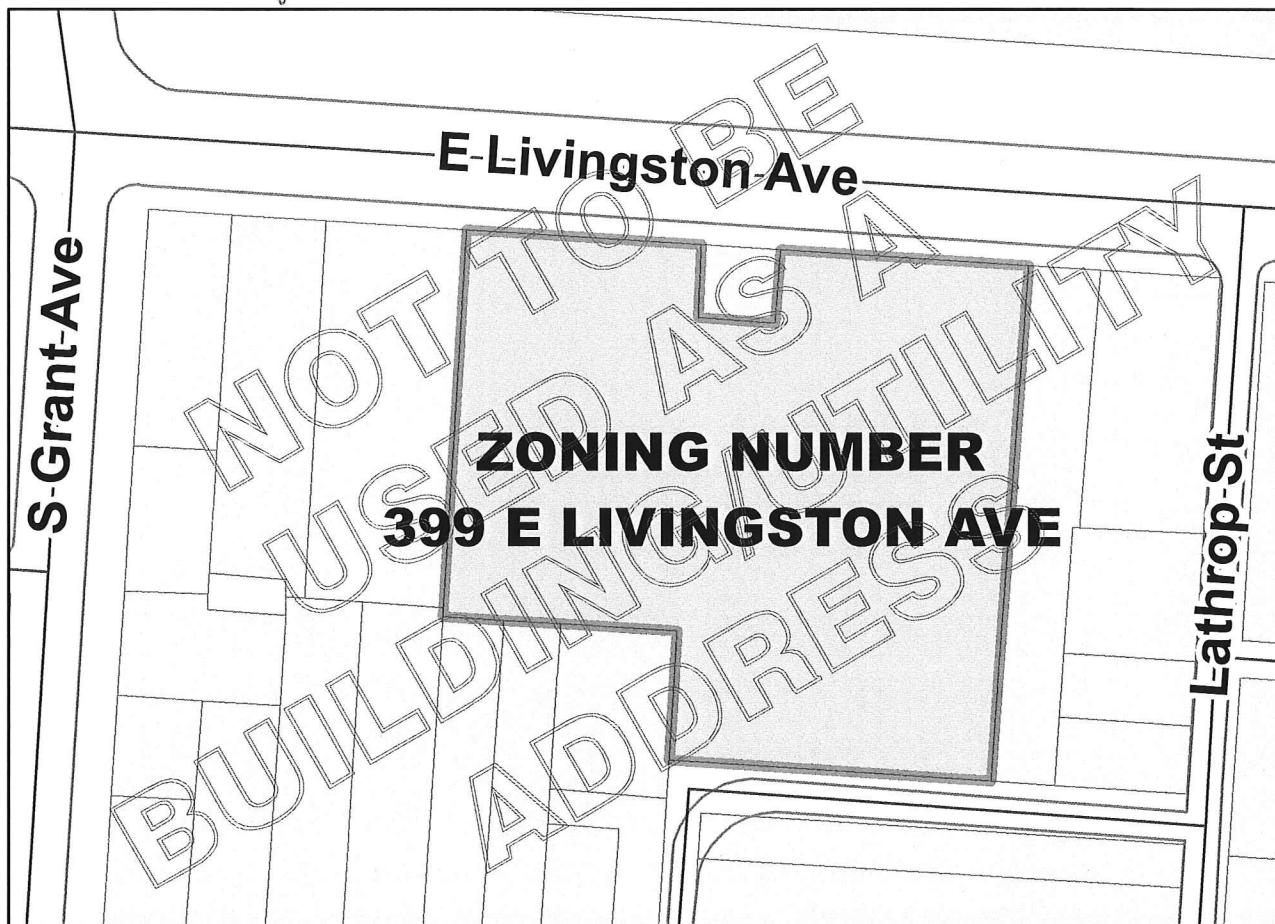
Subdivision: N/A

Requested By: SMITH & HALE (JACK REYNOLDS)

Issued By:

Alfred Carron

Date: 8/11/2017



FRANK D. WILLIAMS, ADMINISTRATOR
DIVISION OF INFRASTRUCTURE MANAGEMENT
COLUMBUS, OHIO

SCALE: 1 inch = 80 feet

GIS FILE NUMBER: 99637

PARCEL ONE:

Being Lot Number Two (2) of George Krauss' Addition to the City of Columbus, Ohio, as the same is numbered and delineated upon the recorded plat thereof, of record in Deed Book 28, page 272, Recorder's Office, Franklin County, Ohio, excepting therefrom, however, two (2) feet off of the east side thereof, and three (3) feet off of the west side thereof.

PARCEL TWO:

Being the West half (1/2) of Lot Number Three (3) and two (2) feet off of the East side of Lot Number Two (2) of KRAUSS ADDITION as the same are numbered and delineated upon the recorded plat thereof, of record in Deed Book 28, page 272, Recorder's Office, Franklin County, Ohio.

PARCEL THREE:

All of Lot No. 1 and three (3) feet off the entire west side of Lot No. 2 of Krauss' Subdivision of part of Half Section No. 27, etc., as represented by the plat of lots recorded in Deed Book 28, Page 272, in the Recorder's Office, Franklin County, Ohio.

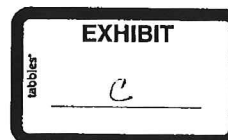
PARCEL FOUR:

Commencing at a point in the south line of Livingston Avenue 134 feet east of the east line of Seventh Street; thence southerly in a line parallel with the east line of Seventh Street, 176.75 feet, more or less, to premises now owned by William H. Margroff; thence easterly along the line of premises so owned by said William H. Margroff, 100 feet; thence northerly in a line parallel with the east line of Seventh Street, 176.75 feet, more or less, to the south line of Livingston Avenue; thence westerly along the south line of Livingston Avenue, 100 feet to the place of beginning.

Excepting therefrom the following 1,119 square feet:

Situated in the State of Ohio, County of Franklin, City of Columbus, being a part of 0.183 acre tract as conveyed to Columbus (Ohio) Teachers Federal Credit Union of record in Official Record Volume 13304, Page A 11, Recorder's Office Franklin County, Ohio, and being more particularly described as follows:

Commencing at PK nail set in an existing cross cut found at the northeast corner of said 0.183 acre tract, also being in the south line of East Livingston Avenue (60 feet wide);



Thence, along part of the north line of said 0.183 acre tract, along the south line of said East Livingston Avenue, WEST, 24.00 feet to a PK nail set and being the TRUE POINT OF BEGINNING for the following described tract of land:

Thence, across said 0.183 acre tract the following described three (3) courses:

- 1) South 0 degrees 28 minutes West, 30.18 feet to an iron pipe set;
- 2) North 89 degrees 12 minutes 13 seconds West, 37.38 feet to an iron pipe set;
- 3) North 0 degrees 21 minutes East, 29.66 feet to a PK nail set in the south line of said East Livingston Avenue;

Thence, along part of the north line of said 0.183 acre tract, the south line of said East Livingston Avenue, EAST, 37.44 feet to the place of beginning CONTAINING 1119 SQUARE FEET subject, however, to all legal highways, easements, leases, and restrictions of records and of records in the respective utility offices. Iron pipes set are 30" X 1" (O.D.) with an orange plastic cap inscribed P.S. 6579. Basis of bearing is the south line of East Livingston Avenue assumed EAST.

Auditor's Parcel No. 010-001489-00

Tax Bill Address:

Attention: Tara Niswonger
399 E. Livingston Avenue
Columbus, OH 43215

ALL OF
1489
(010)

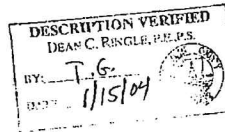


3033

ALL OF

1489

(010)





DATE: 8/8/17



COTA

CHARLES KEMMLERS
PB 4 pg 192

LEMUEL ENDLEY AND OTHERS
PB 3 pg 264

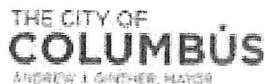
PARKING

Scale = 60

Disclaimer

Grid
North

Real Estate / GIS Department



DEPARTMENT OF BUILDING
AND ZONING SERVICES

Graphics Commission Application

757 Carolyn Avenue, Columbus, Ohio 43224
Phone: 614-645-7433 • www.bzs.columbus.gov

PROJECT DISCLOSURE STATEMENT

Parties having a 5% or more interest in the project that is the subject of this application.

THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

APPLICATION # _____

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jackson B. Reynolds III

of (COMPLETE ADDRESS) 37 W. Broad St., #460, Columbus, OH 43215

deposes and states that (he/she) is the APPLICANT, AGENT, OR DULY AUTHORIZED ATTORNEY FOR SAME and the following is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of this application and their mailing addresses:

NAME

COMPLETE MAILING ADDRESS

Educational First Credit Union

501 W. Schrock Rd., Westerville, OH 43081

Northstar Realty (Tom Brigdon)

150 E. Broad St., 3rd Flr, Columbus, OH 43215

SIGNATURE OF AFFIANT

Jackson B. Reynolds III

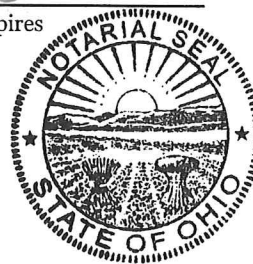
Sworn to before me and signed in my presence this 13th day of September, in the year 2017

SIGNATURE OF NOTARY PUBLIC

Natalie C. Timmons

My Commission Expires 9/4/2020

Notary Seal Here



Natalie C. Timmons
Notary Public, State of Ohio
My Commission Expires 09-04-2020

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